

BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL
MEETING MINUTES

Date: June 13, 2013

Meeting No.: 167

Project: One Light Street Mixed Use

Phase: Schematic

Location: East Baltimore/Light/Redwood Streets – Central Business District URP

PRESENTATION:

Mr. Joe Clarke of OLS Development introduced the project to the Panel and defined the program as containing 250 residential units, 12,000 square feet of ground level retail, and a 500 space structured parking garage. Mr. Chris Harvey, architect with Hord, Coplan and Macht reviewed the Panel's comments from the previous May 9, 2013 presentation. In response to those comments, Mr. Harvey identified the following changes to the design:

1. The replacement of a base component along Baltimore Street with a new emphasis on a single, vertical tower expression.
2. The adjustment in massing and setbacks along Baltimore Street to respond to the adjacent Thomas Building.
3. The simplification of the west facing garage wall fronting onto the landscaped entry court.
4. The relocation of the roof top terrace and signature "hat" element to the south west corner of the tower/site; and
5. The integration of residential balconies within the façade treatment

RECOMMENDATION OF THE PANEL:

The Panel was pleased with changes initiated and complemented the architect on the clarity of the design. In an effort to advance the design, the Panel offered the following comments:

- To continue to develop the west garage wall as an elegant backdrop element to the entry park, including the elimination of the venting grilles along the top floor of the garage.
- To reconsider the horizontal expression of the Redwood Street garage base as it appears contextually inappropriate.
- To restudy the base of the tower at Light and Redwood Streets to emphasize the importance of the corner, including increasing the distance of the projected

- Redwood Street garage base element from Light Street.
- To continue to develop a “residential language” for the tower which could include a more playful approach to the balcony and operable window location and expression.

PANEL ACTION:

Recommend Schematic Approval with Comments

ATTENDEES:

Joe Clarke – OLS

Monica Roberston, Chris Harvey, Beret Dickson – Hord Coplan Macht

Caroline Peri – Downtown Partnership

Jack Lambert – Baltimore Business Journal

Ms. Eig and Allen, Messrs. Bowden, Burns* & Haresign - UDARP Panel Members

Tom Stosur, Anthony Cataldo, Christina Gaymon, Ken Hranicky, Alex Hoffman – Dept. of Planning